

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:00 PM Monday – February 27, 2012

Meeting Location: The Development Review Committee will meet at the Large Conference Room on the second floor of City Hall, at 1000 Spring Street, Paso Robles, California.

DRC Members Present: Steve Gregory, Vince Vanderlip, Al Garcia

Staff Present: Darren Nash, Ed Gallagher

Applicants and others present: Doug Ayres, Steve Puglisi, Larry Werner, Jim Goodman

File #: Sign Plan
Application: Request to install new signage for BevMo
Location: 2105 Theatre Dr.
Applicant: Ad Art Sign Company
Action: The sign plans were approved as submitted.

File #: PD 12-001, CUP 12-003, GPA 12-001, RZ 12-001
Application: General Plan Amendment & Rezone to change designations of 20 acre site from R2 to POS, to accommodate the construction of a new 269 room hotel resort project.
Location: Northeast corner of Experimental Station and Buena Vista Drive.
Applicant: Ayres Hotels / North Coast Engineering
Discussion: Doug Ayres along with Larry Werner and Steve Puglisi presented the resort project. At this meeting project details such as the site planning, architectural elevations, parking, landscaping/orchards were discussed. Staff questioned the level of architectural detail in the conceptual renderings; however the DRC did not request additional detail. The request to waive the requirement for street improvements on Experimental Station Road was also discussed. While discussion took place related to the proposed AG well, the DRC did not comment one way or the other on the issue. The well issue will need to be reviewed by the City Council.
Action: The DRC was excited about the project, and recommended approval; however, further discussion will need to take place at the Planning Commission level related to the improvements on Experimental Station Road.

File #: PD 09-001
Application: Request to eliminate two trellis features on new building under construction.
Location: 3077 Rollie Gates Dr.
Applicant: Specialty Silicone Fabricators/Jim Goodman Arch.
Discussion: The request is to remove all of the trellis features originally indicated on the approved architectural elevations for this project. With the building finished (except for the trellises) Specialty Silicone does not feel there is a need for the trellises. Staff indicated that the reason for the requirement of the trellis was to break-up the long expanse of wall on the west elevation of the building. The architect suggested the possibility of painting a band that would match the

color bands that exist on the front (south) elevation. The color band would extend beneath the upper windows of the building along the west side and stop at the building color change near the northern end of the building. Additionally trees will be planted to help screen the southwest corner of the building from the street.

Action: The DRC made a finding that providing the color band along with the planting of trees, would meet the intent of the trellis features by breaking up the expanse of the buildings west elevation.

Adjournment to February 28, 2012, at 7:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – March 5, 2012

Meeting Location: The Development Review Committee will meet at the Large Conference Room on the second floor of City Hall, at 1000 Spring Street, Paso Robles, California.

DRC Members Present: Steve Gregory, Vince Vanderlip, Al Garcia

Staff Present: Darren Nash

Applicants and others present: Sal Ramos, Gary Pederson, Steve Rigor

File #: Sign Plan
Application: Review sign material for reface of existing pole sign.
Location: 1144 Black Oak Dr.
Applicant: Gary Pederson / La Reyna
Action: The DRC approved the use of the flex-face sign material with the requirement that it be installed in a professional manner. The cabinet for the sign can be repainted the red to match the sign.

File #: CUP 11-013
Application: Request to install a new cellular mono pole (flag pole). To replace existing flag pole.
Location: 1720 Commerce Way, Morro Bay Cabinets
Applicant: Metro PCS – Tricia Knight
Action: The DRC recommended that the Planning Commission approve the installation of the mono-pole flag pole. The DRC did recommend that the screen fencing be trimmed-out with a cap and trim on the top.

File #: CUP 12-002
Application: Request to install a new cellular mono pole (pine tree).
Location: 2340 Park Street (Same site a DJ Camping Supply).
Applicant: Verizon – Tricia Knight
Action: No action was taken. The DRC requested that a plan come back to the DRC redesigning the building/screen fence to use materials that correspond with the existing building.

File #: Site Plan 11-012
Application: Review revisions to previously approved project.
Location: 2800 Riverside Ave
Applicant: Patrick Ayau / Steve Rigor
Action: The DRC approved the revision of the building as proposed by Steve Rigor.

Adjournment to March 12, 2012, at 3:30 pm

DEVELOPMENT REVIEW COMMITTEE MINUTES

3:30 PM Monday – March 12, 2012

Meeting Location: The Development Review Committee will meet at the Large Conference Room on the second floor of City Hall, at 1000 Spring Street, Paso Robles, California.

DRC Members Present: Steve Gregory, Vince Vanderlip, Al Garcia

Staff Present: Darren Nash

Applicants and others present: John Crouther, Bob Clouston, Nick Gilman, Dan Harrin, Greg Haas, Warren Hamerick, Tim Romona

File #: PD 12-002
Application: Request to construct new mixed use building.
Location: 529 Spring Street
Applicant: Shilo Ranch LLC.
Discussion: Nick Gilman along with Bob Clouston and John Crouther presented the site plan, elevations for the proposed two-story mixed use building. It was discussed that the building would have a hand-trowel smooth stucco finish, would have architectural comp. roof shingles, the window sills would be stucco covered foam, the tower would have wood rafter tails.
Action: The DRC recommended that Planning Commission approved the PD.

File #: Site Plan 12-002
Application: New 6,600 Square foot Sanctuary Building (Phase II – PD 05-007).
Location: 215 Oak Hill Road
Applicant: Highlands Presbyterian Church
Discussion: The applicants presented the site plans and architectural elevations for the proposed new sanctuary building. The main topic of discussion was parking. Staff indicated that the original project approval (PD 05-007) anticipated the additional building and that the existing parking would accommodate both buildings. It was discussed that the buildings would not have events happening in each building at the same time, except for the youth activities taking place in the multi-use building while services were being performed in the sanctuary. It was acknowledged that the youth activities would not necessitate an additional parking demand, since the kids would be arriving to the church with the adults that would be at the service. The project as a whole complies with the Zoning Code Parking requirements for churches that do not have fixed seats based on calculations for the assembly area.
Action: The DRC approved the project, making the findings that it complied with PD 05-007.

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File #: Plot Plan
Application: Review setbacks for new addition on corner lot.
Location: 1532 Country Club Dr.
Applicant: Mr. & Mrs. Ellington
Action: The DRC agreed that the north elevation of the house could be considered the interior side for the corner lot, based on past approval of the 50' front setback for the detached garage being measured from the eastern property line, therefore making it the front property line. Based on the front property line being the eastern line, then the portion of the house adjacent to the west property line (rear) would be considered an existing non-conforming rear yard setback. The DRC approved the continuation of the non-conforming setback for the proposed addition, based on Section 21.20.350.

File #: Sign Plan
Application: Install new sign face for Lush Limousine.
Location: 1102 Railroad St.
Applicant: Travis Vaughn
Action: The sign was approved as proposed, with the gray background color.

File #: Sign Plan
Application: Request to install two monument signs at Hunter Ranch Golf Course.
Location: 4041 Hwy 46 East
Applicant: Hunter Ranch Golf Course
Action: The DRC approved the two monument signs as proposed with the requirement that the square footage of the two signs along with the existing entrance signage do not exceed the 100 square foot size limit.

Adjournment to March 12, 2012, at 3:30 pm